

13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213

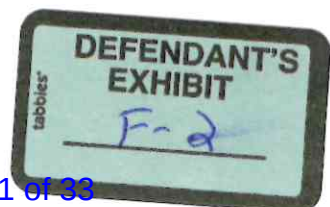
Francis v Wausau Homes Incorporated, et al.
31328 Lace Avenue
Fairfax, MO 64446

Estimator: Jeremy Allison
Company: J.S. Held
Business: 13200 Metcalf Ave., Suite 265
Overland Park, KS 66213

Date Inspected: 10/28/2024 8:30 AM

Date Report: 11/11/2024

Estimate: FRANCIS



This estimate is based on a site inspection completed by Jeremy Allison on October 28, 2024. This cost estimate is based on the level of detail of "as-built" conditions provided to me by site inspections. I have been provided and reviewed plans for this property.

This opinion reflects my assumption of the pre-loss configuration. The pricing contemplates the use of contemporary materials of "like, kind and quality". Furthermore, this evaluation is governed by the following assumptions and exclusions.

Assumptions:

- Access to be provided in an unimpeded manner/fashion to the General Contractor.
- Work to be performed on one continuous basis.
- Work to be performed during normal business hours.
- Work to be performed in a code compliant manner.
- Work to be completed in a 3 - 4 month construction period.

Exclusions - Costs associated with:

- Emergency services and/or temporary repairs.
- Hazardous materials testing or removal.
- Accelerated construction periods and overtime.
- Union or prevailing wage rates
- Code upgrades.

The opinions and conclusions in this report have been formulated to a reasonable degree of professional certainty for construction cost and estimations based on the information obtained and/or provided as well as my training, knowledge, and experience. I reserve the right to change my opinion should further information become available following the preparation of this presentation.

Documents reviewed to assist in this scope of work include: Engineering reports, Francis Family Dream Home drawing by Wausau Homes Inc., Wausau Homes Framing Pack Only, Wausau Homes Maryville Site Breakdown, Kansas Spray Foam Insulation, Delta Metals Legacy Panel cut sheet, Thrasher Foundation Repair, IDEAL Concrete Construction, LLC, and Jason Brown Roofing, LLC.

This report was in part compiled using the softwares Xactimate, RSMeans and Marshall Swift, with information entered to reflect the plans and documents provided. Xactimate automatically calculates tax and O&P (overhead and profit) for a General Contractor based on the location of the property.

This report is organized into two phases. Phase One (also identified as "Repairs") is the removal and repair of items identified in the reports of Chris Wilkens, P.E., dated January 12, 2022 and November 11, 2024. Following Phase One, then Phase Two (also identified as "Completion") is the completion of the Francis home in line with the plans and documents provided.

FRANCIS
Phase One

Interior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. R&R Sheathing - OSB - 3/4" - tongue and groove Subfloor	256.00 SF		2.25	2.76	28.64	192.38	1,503.58
Totals: Interior					28.64	192.38	1,503.58

Roof

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Remove Laminated - comp. shingle rfg. - w/ felt	31.96 SQ		66.84	0.00	0.00	320.43	2,456.64
3. R&R Sheathing - OSB - 1/2"	448.00 SF		0.70	2.33	31.13	203.62	1,592.19
4. R&R 2" x 10" lumber (1.67 BF per LF)	95.00 LF		1.18	3.53	10.95	67.12	525.52
5. Roofing felt - 15 lb.	31.96 SQ		0.00	34.97	21.53	167.64	1,306.81
6. Metal roofing - ribbed - 26 gauge - up to 1"	3,196.00 SF		0.00	6.80	612.15	3,259.92	25,604.87
7. Steel rake/gable trim - mill finish	163.92 LF		0.00	5.32	23.62	130.80	1,026.47
8. Eave trim for metal roofing - 26 gauge	68.75 LF		0.00	5.81	12.76	59.92	472.12
9. Closure strips for metal roofing - inside and/or outside	137.50 LF		0.00	2.08	5.94	42.90	334.84
10. Neoprene pipe jack flashing for metal roofing	3.00 EA		0.00	67.12	8.32	30.21	239.89
Totals: Roof					726.40	4,282.56	33,559.35

Elevations

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
11. R&R House wrap (air/moisture barrier)	3,006.92 SF		0.05	0.39	50.97	198.46	1,572.48
12. R&R Sheathing - OSB - 1/2"	640.00 SF		0.94	1.78	44.48	261.12	2,046.40
13. Detach & Reset Vinyl window - double hung, 9-12 sf	11.00 EA	129.26	0.00	0.00	8.87	213.28	1,644.01
14. Detach & Reset Vinyl window - double hung, 4-8 sf	1.00 EA	129.26	0.00	0.00	0.81	19.39	149.46

CONTINUED - Elevations

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
15. Detach & Reset Vinyl window, picture/fixed, 3-11 sf	6.00 EA	129.26	0.00	0.00	4.84	116.33	896.73
16. Detach & Reset Exterior door - metal - insulated - flush or panel style	2.00 EA	150.40	0.00	0.00	1.19	45.12	347.11
17. Detach & Reset 6-0 6-8 vinyl sliding patio door	2.00 EA	190.53	0.00	0.00	0.08	57.15	438.29
18. R&R 6-0 6-8 vinyl sliding patio door	1.00 EA		46.51	1,086.15	69.99	169.90	1,372.55
19. Fascia - metal - 10"	230.00 LF		0.00	7.81	75.05	269.44	2,140.79
20. Soffit - metal	688.00 SF		0.00	7.29	223.32	752.33	5,991.17
21. Siding - vinyl	3,006.92 SF		0.00	4.70	558.09	2,119.88	16,810.49
22. Wrap wood garage door frame & trim with aluminum (PER LF)	62.00 LF		0.00	13.56	19.34	126.11	986.17
East Elevation							
23. R&R Stud wall - 2" x 6" - 16" oc	501.13 SF		0.53	3.81	54.79	326.23	2,555.93
24. R&R Sheathing - OSB - 1/2"	305.13 SF		0.94	1.78	21.21	124.50	975.66
25. R&R 2" x 6" lumber (1 BF per LF)	66.00 LF		1.01	2.94	5.09	39.10	304.89
Temporary shoring							
26. Clothes dryer vent - installed	1.00 EA		0.00	73.92	3.38	11.08	88.38
Totals: Elevations					1,141.50	4,849.42	38,320.51

Concrete

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
27. IDEAL Concrete Construction, LLC	1.00 EA		0.00	19,553.70	0.00	2,933.06	22,486.76
28. R&R Concrete slab reinforcement - 6" x 6", #10 wire mesh	832.50 SF		0.50	0.58	11.29	134.87	1,045.26
29. Remove Radiant floor heating polyethylene piping	792.00 SF		2.81	0.00	0.00	333.83	2,559.35
30. Radiant floor heating polyethylene piping	792.00 SF		0.00	7.04	62.42	836.35	6,474.45
31. Soil (per CY)	14.00 CY		0.00	45.00	53.39	94.50	777.89
32. Backfill foundations	119.00 LF		0.00	10.43	0.00	186.17	1,427.34
33. R&R Concrete kneewalls - 8" wall	152.00 SF		8.12	29.60	109.75	860.02	6,703.21
34. Concrete cutting - wall (per LF per inch of saw depth)	64.00 LF		0.00	8.28	0.00	79.48	609.40
35. Epoxy injection - concrete repair (per LF of crack)	8.00 LF		0.00	61.91	1.14	74.29	570.71

CONTINUED - Concrete

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Concrete					237.99	5,532.57	42,654.37

Foundation

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Thrasher Foundation	1.00 EA		0.00	114,305.13	0.00	17,145.77	131,450.90
37. Epoxy injection - concrete repair (per LF of crack)	24.00 LF		0.00	61.91	3.42	222.88	1,712.14
Totals: Foundation					3.42	17,368.65	133,163.04

General Conditions

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
38. Residential Supervision / Project Management - per hour	150.00 HR		0.00	72.70	0.00	1,635.75	12,540.75
39. Temporary toilet (per month)	1.00 MO		0.00	160.00	0.00	24.00	184.00
40. Temporary hand washing station (per month)	1.00 MO		0.00	225.00	0.00	33.75	258.75
41. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA		475.00	0.00	0.00	71.25	546.25
Totals: General Conditions					0.00	1,764.75	13,529.75
Total: Phase One					2,137.95	33,990.33	262,730.60

Phase Two



Entry

Height: 9' 1"

482.17 SF Walls	164.01 SF Ceiling
646.19 SF Walls & Ceiling	164.01 SF Floor
18.22 SY Flooring	53.08 LF Floor Perimeter
53.08 LF Ceil. Perimeter	

Missing Wall

11' 1" X 9' 1"

Opens into ROOM4

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
42. Sprayed polyurethane foam - closed cell - 2"	164.01 SF		0.00	4.83	43.23	118.82	954.22

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CONTINUED - Entry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
43. Sprayed polyurethane foam - open cell - 8"	164.01 SF		0.00	7.12	14.87	175.16	1,357.78
44. 5/8" drywall - hung, taped, floated, ready for paint	164.01 SF		0.00	2.80	8.90	68.89	537.02
45. Texture drywall - heavy hand texture	164.01 SF		0.00	1.45	2.78	35.67	276.26
46. Seal/prime (1 coat) then paint (2 coats) the ceiling	164.01 SF		0.00	1.34	4.45	32.96	257.18
WALLS:							
47. Sprayed polyurethane foam - closed cell - 2"	180.15 SF		0.00	4.83	47.48	130.52	1,048.12
48. Sprayed polyurethane foam - open cell - 4"	180.15 SF		0.00	3.06	8.09	82.69	642.04
49. Mask or cover per square foot	194.01 SF		0.52	0.00	1.48	15.13	117.50
50. 1/2" drywall - hung, taped, floated, ready for paint	482.17 SF		0.00	2.70	24.52	195.28	1,521.66
51. Drywall window return - up to 6"	11.00 LF		0.00	9.58	1.08	15.81	122.27
52. Texture drywall - heavy hand texture	482.17 SF		0.00	1.45	8.17	104.87	812.19
53. Seal/prime (1 coat) then paint (2 coats) the walls	482.17 SF		0.00	1.34	13.08	96.92	756.11
MILLWORK:							
54. Window & door foam insulation, 12-23 SF	1.00 EA		0.00	10.35	0.26	1.55	12.16
55. Window & door foam insulation, 3-11 SF	1.00 EA		0.00	6.90	0.17	1.03	8.10
56. Baseboard - 3 1/4"	53.08 LF		0.00	3.99	8.68	31.77	252.24
57. Seal (1 coat) & paint (1 coat) baseboard	53.08 LF		0.00	1.52	0.63	12.10	93.41
58. Base shoe	53.08 LF		0.00	1.66	3.33	13.22	104.66
59. Seal & paint base shoe or quarter round	53.08 LF		0.00	0.83	0.58	6.60	51.24
60. Casing - 2 1/4"	17.00 LF		0.00	2.51	2.07	6.40	51.14
61. Seal & paint door or window opening (per side)	1.00 EA		0.00	32.37	0.47	4.86	37.70
62. Window stool & apron	3.17 LF		0.00	8.64	1.16	4.11	32.66
63. Seal & paint window stool and apron	3.17 LF		0.00	4.05	0.11	1.93	14.88
MEP:							
64. Rewire\wire - avg. residence - boxes & wiring	164.01 SF		0.00	3.41	8.90	83.89	652.06
65. Outlet	2.00 EA		0.00	14.14	0.37	4.24	32.89
66. Switch	3.00 EA		0.00	14.81	0.72	6.66	51.81

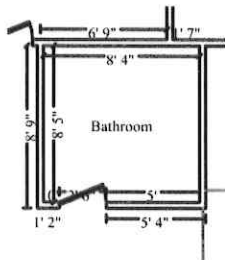
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CONTINUED - Entry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
67. Recessed light fixture	5.00 EA		0.00	113.64	15.05	85.23	668.48
68. Chandelier	1.00 EA		0.00	237.33	10.81	35.60	283.74
FLOOR:							
69. Underlayment - 1/4" lauan/mahogany plywood	164.01 SF		0.00	1.74	10.84	42.81	339.03
70. Floor preparation for resilient flooring	164.01 SF		0.00	0.54	1.39	13.29	103.25
71. Vinyl floor covering (sheet goods)	188.62 SF		0.00	3.54	38.05	100.16	805.92
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
72. Final cleaning - construction - Residential	164.01 SF		0.00	0.34	0.00	8.36	64.12
Totals: Entry					281.72	1,536.53	12,061.84



Bathroom

Height: 9' 1"

304.29 SF Walls	70.14 SF Ceiling
374.43 SF Walls & Ceiling	70.14 SF Floor
7.79 SY Flooring	33.50 LF Floor Perimeter
33.50 LF Ceil. Perimeter	

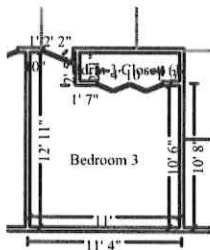
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
73. Sprayed polyurethane foam - closed cell - 2"	70.14 SF		0.00	4.83	18.49	50.81	408.08
74. Sprayed polyurethane foam - open cell - 8"	70.14 SF		0.00	7.12	6.36	74.91	580.67
75. 5/8" drywall - hung, taped, floated, ready for paint	70.14 SF		0.00	2.80	3.80	29.46	229.65
76. Texture drywall - heavy hand texture	70.14 SF		0.00	1.45	1.19	15.26	118.15
77. Seal/prime (1 coat) then paint (2 coats) the ceiling	70.14 SF		0.00	1.34	1.90	14.10	109.99
WALLS:							
78. Sprayed polyurethane foam - closed cell - 2"	1.00 SF		0.00	4.83	0.26	0.73	5.82
79. Sprayed polyurethane foam - open cell - 4"	1.00 SF		0.00	3.06	0.04	0.45	3.55
80. 1/2" water rock - hung, taped, floated, ready for paint	244.29 SF		0.00	2.81	14.70	102.97	804.12

CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
81. Texture drywall - heavy hand texture	244.29 SF		0.00	1.45	4.14	53.14	411.50
82. Seal/prime (1 coat) then paint (2 coats) part of the walls	244.29 SF		0.00	1.34	6.62	49.10	383.07
MILLWORK:							
83. Baseboard - 3 1/4"	21.67 LF		0.00	3.99	3.54	12.97	102.97
84. Seal (1 coat) & paint (1 coat) baseboard	21.67 LF		0.00	1.52	0.26	4.95	38.15
85. Base shoe	33.50 LF		0.00	1.66	2.10	8.34	66.05
86. Seal & paint base shoe or quarter round	33.50 LF		0.00	0.83	0.37	4.17	32.35
87. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
88. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
89. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
90. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
91. Cabinetry - full height unit	0.92 LF		0.00	354.62	23.54	48.94	398.73
92. Vanity	2.83 LF		0.00	237.35	46.95	100.76	819.41
93. Cabinet knob or pull	9.00 EA		0.00	8.83	2.70	11.92	94.09
94. Vanity with cultured marble or solid surface top	2.83 LF		0.00	257.54	46.29	109.33	884.46
MEP:							
95. Rewire\wire - avg. residence - boxes & wiring	70.14 SF		0.00	3.41	3.80	35.87	278.85
96. Outlet	1.00 EA		0.00	14.14	0.18	2.12	16.44
97. Ground fault interrupter (GFI) outlet	1.00 EA		0.00	32.29	1.61	4.84	38.74
98. Switch	4.00 EA		0.00	14.81	0.97	8.89	69.10
99. Recessed light fixture	4.00 EA		0.00	113.64	12.04	68.18	534.78
100. Tub/shower faucet	1.00 EA		0.00	306.23	12.42	45.94	364.59
101. Sink faucet - Bathroom	1.00 EA		0.00	224.31	12.58	33.64	270.53
102. Toilet	1.00 EA		0.00	530.19	27.79	79.53	637.51
103. Toilet seat	1.00 EA		0.00	54.81	2.67	8.22	65.70
104. Rough-in plumbing - per fixture - w/PEX	3.00 EA		0.00	591.52	28.21	266.18	2,068.95
FLOOR:							
105. Underlayment - 1/4" lauan/mahogany plywood	70.14 SF		0.00	1.74	4.64	18.30	144.98
106. Floor preparation for resilient flooring	70.14 SF		0.00	0.54	0.59	5.68	44.15

CONTINUED - Bathroom

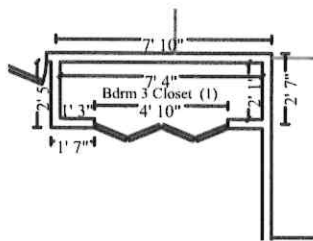
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
107. Vinyl floor covering (sheet goods)	80.66 SF		0.00	3.54	16.27	42.83	344.64
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
108. Final cleaning - construction - Residential	70.14 SF		0.00	0.34	0.00	3.58	27.43
Totals: Bathroom					333.39	1,392.89	11,012.18



Bedroom 3

Height: 9' 1"

434.49 SF Walls	123.56 SF Ceiling
558.04 SF Walls & Ceiling	123.56 SF Floor
13.73 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	



Subroom: Bdrm 3 Closet (1)

Height: 9' 1"

171.07 SF Walls	15.28 SF Ceiling
186.35 SF Walls & Ceiling	15.28 SF Floor
1.70 SY Flooring	18.83 LF Floor Perimeter
18.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
109. Sprayed polyurethane foam - closed cell - 2"	138.83 SF		0.00	4.83	36.59	100.58	807.72
110. Sprayed polyurethane foam - open cell - 8"	138.83 SF		0.00	7.12	12.59	148.27	1,149.33
111. 5/8" drywall - hung, taped, floated, ready for paint	138.83 SF		0.00	2.80	7.53	58.31	454.56
112. Texture drywall - heavy hand texture	138.83 SF		0.00	1.45	2.35	30.19	233.84
113. Seal/prime (1 coat) then paint (2 coats) the ceiling	138.83 SF		0.00	1.34	3.77	27.90	217.70
WALLS:							
114. Sprayed polyurethane foam - closed cell - 2"	99.92 SF		0.00	4.83	26.34	72.39	581.34
115. Sprayed polyurethane foam - open cell - 4"	99.92 SF		0.00	3.06	4.49	45.86	356.11
116. Mask or cover per square foot	147.83 SF		0.52	0.00	1.13	11.53	89.53

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DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
117. 1/2" drywall - hung, taped, floated, ready for paint	605.56 SF		0.00	2.70	30.79	245.25	1,911.05
118. Drywall window return - up to 6"	11.00 LF		0.00	9.58	1.08	15.81	122.27
119. Texture drywall - heavy hand texture	605.56 SF		0.00	1.45	10.26	131.70	1,020.02
120. Seal/prime (1 coat) then paint (2 coats) the walls	605.56 SF		0.00	1.34	16.42	121.72	949.59
MILLWORK:							
121. Window & door foam insulation, 3-11 SF	1.00 EA		0.00	6.90	0.17	1.03	8.10
122. Baseboard - 3 1/4"	66.67 LF		0.00	3.99	10.90	39.90	316.81
123. Seal (1 coat) & paint (1 coat) baseboard	66.67 LF		0.00	1.52	0.79	15.20	117.33
124. Base shoe	66.67 LF		0.00	1.66	4.18	16.60	131.45
125. Seal & paint base shoe or quarter round	66.67 LF		0.00	0.83	0.73	8.30	64.37
126. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
127. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
128. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
129. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
130. Bifold door set - Colonist - Double	1.00 EA		0.00	330.17	18.19	49.52	397.88
131. Seal & paint bifold door set - slab only (per side)	2.00 EA		0.00	51.56	2.83	15.47	121.42
132. Closet shelf and rod package	7.33 LF		0.00	23.17	3.62	25.48	198.94
133. Seal & paint closet shelving - single shelf	1.00 EA		0.00	52.74	0.42	7.91	61.07
134. Window stool & apron	3.17 LF		0.00	8.64	1.16	4.11	32.66
135. Seal & paint window stool and apron	3.17 LF		0.00	4.05	0.11	1.93	14.88
MEP:							
136. Rewire\wire - avg. residence - boxes & wiring	138.83 SF		0.00	3.41	7.53	71.01	551.95
137. Outlet	5.00 EA		0.00	14.14	0.92	10.61	82.23
138. Switch	1.00 EA		0.00	14.81	0.24	2.22	17.27
139. Recessed light fixture	4.00 EA		0.00	113.64	12.04	68.18	534.78
140. Ceiling fan & light	1.00 EA		0.00	329.21	12.82	49.38	391.41
FLOOR:							
141. Underlayment - 1/4" lauan/mahogany plywood	138.83 SF		0.00	1.74	9.18	36.23	286.97

FRANCIS

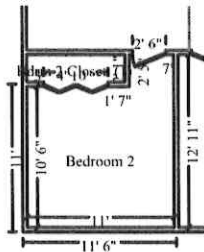
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CONTINUED - Bedroom 3

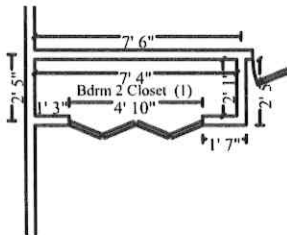
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
142. Floor preparation for resilient flooring	138.83 SF		0.00	0.54	1.18	11.25	87.40
143. Vinyl floor covering (sheet goods)	159.66 SF		0.00	3.54	32.20	84.78	682.18
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
144. Final cleaning - construction - Residential	138.83 SF		0.00	0.34	0.00	7.08	54.28
Totals: Bedroom 3					298.92	1,612.48	12,661.42



Bedroom 2

Height: 9' 1"

434.49 SF Walls	123.56 SF Ceiling
558.04 SF Walls & Ceiling	123.56 SF Floor
13.73 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	



Subroom: Bdrm 2 Closet (1)

Height: 9' 1"

171.07 SF Walls	15.28 SF Ceiling
186.35 SF Walls & Ceiling	15.28 SF Floor
1.70 SY Flooring	18.83 LF Floor Perimeter
18.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
145. Sprayed polyurethane foam - closed cell - 2"	138.83 SF		0.00	4.83	36.59	100.58	807.72
146. Sprayed polyurethane foam - open cell - 8"	138.83 SF		0.00	7.12	12.59	148.27	1,149.33
147. 5/8" drywall - hung, taped, floated, ready for paint	138.83 SF		0.00	2.80	7.53	58.31	454.56
148. Texture drywall - heavy hand texture	138.83 SF		0.00	1.45	2.35	30.19	233.84
149. Seal/prime (1 coat) then paint (2 coats) the ceiling	138.83 SF		0.00	1.34	3.77	27.90	217.70
WALLS:							
150. Sprayed polyurethane foam - closed cell - 2"	214.22 SF		0.00	4.83	56.46	155.20	1,246.34

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CONTINUED - Bedroom 2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
151. Sprayed polyurethane foam - open cell - 4"	214.22 SF		0.00	3.06	9.62	98.33	763.46
152. Mask or cover per square foot	147.83 SF		0.52	0.00	1.13	11.53	89.53
153. 1/2" drywall - hung, taped, floated, ready for paint	605.56 SF		0.00	2.70	30.79	245.25	1,911.05
154. Drywall window return - up to 6"	11.00 LF		0.00	9.58	1.08	15.81	122.27
155. Texture drywall - heavy hand texture	605.56 SF		0.00	1.45	10.26	131.70	1,020.02
156. Seal/prime (1 coat) then paint (2 coats) the walls	605.56 SF		0.00	1.34	16.42	121.72	949.59
MILLWORK:							
157. Window & door foam insulation, 3-11 SF	1.00 EA		0.00	6.90	0.17	1.03	8.10
158. Baseboard - 3 1/4"	66.67 LF		0.00	3.99	10.90	39.90	316.81
159. Seal (1 coat) & paint (1 coat) baseboard	66.67 LF		0.00	1.52	0.79	15.20	117.33
160. Base shoe	66.67 LF		0.00	1.66	4.18	16.60	131.45
161. Seal & paint base shoe or quarter round	66.67 LF		0.00	0.83	0.73	8.30	64.37
162. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
163. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
164. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
165. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
166. Bifold door set - Colonist - Double	1.00 EA		0.00	330.17	18.19	49.52	397.88
167. Seal & paint bifold door set - slab only (per side)	2.00 EA		0.00	51.56	2.83	15.47	121.42
168. Closet shelf and rod package	7.33 LF		0.00	23.17	3.62	25.48	198.94
169. Seal & paint closet shelving - single shelf	1.00 EA		0.00	52.74	0.42	7.91	61.07
170. Window stool & apron	3.17 LF		0.00	8.64	1.16	4.11	32.66
171. Seal & paint window stool and apron	3.17 LF		0.00	4.05	0.11	1.93	14.88
MEP:							
172. Rewire\wire - avg. residence - boxes & wiring	138.83 SF		0.00	3.41	7.53	71.01	551.95
173. Outlet	5.00 EA		0.00	14.14	0.92	10.61	82.23
174. Switch	1.00 EA		0.00	14.81	0.24	2.22	17.27
175. Recessed light fixture	4.00 EA		0.00	113.64	12.04	68.18	534.78
176. Ceiling fan & light	1.00 EA		0.00	329.21	12.82	49.38	391.41

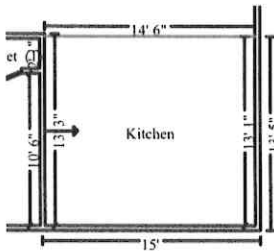
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CONTINUED - Bedroom 2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FLOOR:							
177. Underlayment - 1/4" lauan/mahogany plywood	138.83 SF		0.00	1.74	9.18	36.23	286.97
178. Floor preparation for resilient flooring	138.83 SF		0.00	0.54	1.18	11.25	87.40
179. Vinyl floor covering (sheet goods)	159.66 SF		0.00	3.54	32.20	84.78	682.18
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
180. Final cleaning - construction - Residential	138.83 SF		0.00	0.34	0.00	7.08	54.28
Totals: Bedroom 2					334.17	1,747.76	13,733.77



Kitchen

Height: Sloped

482.99 SF Walls	192.51 SF Ceiling
675.49 SF Walls & Ceiling	189.71 SF Floor
21.08 SY Flooring	40.83 LF Floor Perimeter
41.05 LF Ceil. Perimeter	

Missing Wall

14' 6" X 10' 7"

Opens into LIVING_ROOM2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
181. Sprayed polyurethane foam - closed cell - 2"	192.51 SF		0.00	4.83	50.74	139.48	1,120.04
182. Sprayed polyurethane foam - open cell - 8"	192.51 SF		0.00	7.12	17.46	205.60	1,593.73
183. 5/8" drywall - hung, taped, floated, ready for paint	192.51 SF		0.00	2.80	10.44	80.85	630.32
184. Texture drywall - heavy hand texture	192.51 SF		0.00	1.45	3.26	41.87	324.27
185. Seal/prime (1 coat) then paint (2 coats) the ceiling	192.51 SF		0.00	1.34	5.22	38.70	301.88
WALLS:							
186. Sprayed polyurethane foam - closed cell - 2"	342.76 SF		0.00	4.83	90.34	248.33	1,994.20
187. Sprayed polyurethane foam - open cell - 4"	342.76 SF		0.00	3.06	15.40	157.33	1,221.58
188. Mask or cover per square foot	218.21 SF		0.52	0.00	1.66	17.02	132.15
189. 1/2" drywall - hung, taped, floated, ready for paint	482.99 SF		0.00	2.70	24.56	195.61	1,524.24

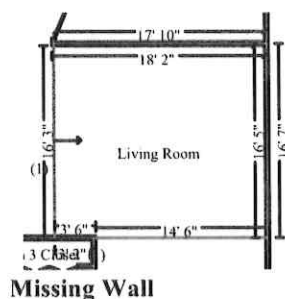
CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
190. Drywall window return - up to 6"	33.00 LF		0.00	9.58	3.24	47.42	366.80
191. Texture drywall - heavy hand texture	482.99 SF		0.00	1.45	8.19	105.05	813.58
192. Seal/prime (1 coat) then paint (2 coats) the walls	482.99 SF		0.00	1.34	13.10	97.08	757.39
MILLWORK:							
193. Window & door foam insulation, 12-23 SF	1.00 EA		0.00	10.35	0.26	1.55	12.16
194. Window & door foam insulation, 3-11 SF	2.00 EA		0.00	6.90	0.35	2.07	16.22
195. Baseboard - 3 1/4"	40.83 LF		0.00	3.99	6.68	24.43	194.02
196. Seal (1 coat) & paint (1 coat) baseboard	40.83 LF		0.00	1.52	0.48	9.30	71.84
197. Base shoe	40.83 LF		0.00	1.66	2.56	10.16	80.50
198. Seal & paint base shoe or quarter round	40.83 LF		0.00	0.83	0.45	5.08	39.42
199. Window stool & apron	13.75 LF		0.00	8.64	5.01	17.82	141.63
200. Seal & paint window stool and apron	13.75 LF		0.00	4.05	0.48	8.36	64.53
201. Cabinetry - upper (wall) units	14.25 LF		0.00	169.40	154.33	362.10	2,930.38
202. Cabinetry - lower (base) units	12.75 LF		0.00	255.66	231.29	488.95	3,979.91
203. Cabinetry - full height unit	36.00 LF		0.00	354.62	921.22	1,914.95	15,602.49
204. Cabinet knob or pull	25.00 EA		0.00	8.83	7.50	33.11	261.36
205. Countertop - post formed plastic laminate	16.50 LF		0.00	67.04	71.56	165.92	1,343.64
MEP:							
206. Rewire\wire - avg. residence - boxes & wiring	189.71 SF		0.00	3.41	10.29	97.03	754.23
207. Outlet	9.00 EA		0.00	14.14	1.66	19.09	148.01
208. Ground fault interrupter (GFI) outlet	1.00 EA		0.00	32.29	1.61	4.84	38.74
209. Switch	4.00 EA		0.00	14.81	0.97	8.89	69.10
210. 220 volt outlet	1.00 EA		0.00	31.42	0.97	4.71	37.10
211. Recessed light fixture	9.00 EA		0.00	113.64	27.09	153.41	1,203.26
212. Sink - double basin	1.00 EA		0.00	390.08	23.46	58.52	472.06
213. Sink faucet - Kitchen	1.00 EA		0.00	270.31	16.48	40.54	327.33
214. Rough-in plumbing - per fixture - w/PEX	2.00 EA		0.00	591.52	18.80	177.45	1,379.29
APPLIANCES:							
215. Garbage disposal / disposer	1.00 EA		0.00	258.96	12.71	38.85	310.52

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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
216. Refrigerator - side by side - 22 to 25 cf	1.00 EA		0.00	1,643.27	135.60	246.49	2,025.36
217. Range - freestanding - electric	1.00 EA		0.00	1,068.35	67.80	160.25	1,296.40
218. Range hood	1.00 EA		0.00	702.74	19.32	105.41	827.47
219. Dishwasher	1.00 EA		0.00	860.41	45.26	129.06	1,034.73
FLOOR:							
220. Underlayment - 1/4" lauan/mahogany plywood	189.71 SF		0.00	1.74	12.54	49.52	392.16
221. Floor preparation for resilient flooring	189.71 SF		0.00	0.54	1.61	15.37	119.42
222. Vinyl floor covering (sheet goods)	218.16 SF		0.00	3.54	44.00	115.84	932.13
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
223. Final cleaning - construction - Residential	189.71 SF		0.00	0.34	0.00	9.68	74.18
224. Dishwasher supply line - material only	1.00 EA		0.00	20.71	1.76	3.11	25.58
225. Dishwasher connection	1.00 EA		0.00	144.06	3.03	21.60	168.69
226. Sink strainer and drain assembly	1.00 EA		0.00	49.93	1.66	7.49	59.08
Totals: Kitchen					2,092.40	5,885.29	47,213.12



Living Room

Height: Sloped

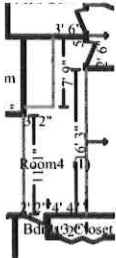
476.72 SF Walls
775.78 SF Walls & Ceiling
32.77 SY Flooring
54.64 LF Ceil. Perimeter

299.06 SF Ceiling
294.92 SF Floor
38.08 LF Floor Perimeter

14' 6" X 10' 1"

Opens into KITCHEN

13200 Metcalf Avenue, Suite 265
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CONTINUED - Living Room

Subroom: Room4 (1)

Height: 9' 1"

136.68 SF Walls
248.80 SF Walls & Ceiling
12.46 SY Flooring
15.05 LF Ceil. Perimeter

112.12 SF Ceiling
112.12 SF Floor
15.05 LF Floor Perimeter

Missing Wall

16' 3" X 9' 1"

Opens into LIVING_ROOM2

Missing Wall

7' 9 7/16" X 9' 1"

Opens into Exterior

Missing Wall

3' 2" X 9' 1"

Opens into Exterior

Missing Wall

11' 1" X 9' 1"

Opens into ENTRY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
227. Sprayed polyurethane foam - closed cell - 2"	411.18 SF		0.00	4.83	108.38	297.90	2,392.28
228. Sprayed polyurethane foam - open cell - 8"	411.18 SF		0.00	7.12	37.29	439.14	3,404.03
229. 5/8" drywall - hung, taped, floated, ready for paint	411.18 SF		0.00	2.80	22.30	172.69	1,346.29
230. Texture drywall - heavy hand texture	411.18 SF		0.00	1.45	6.97	89.43	692.61
231. Seal/prime (1 coat) then paint (2 coats) the ceiling	411.18 SF		0.00	1.34	11.15	82.65	644.78
WALLS:							
232. Sprayed polyurethane foam - closed cell - 2"	261.35 SF		0.00	4.83	68.88	189.35	1,520.55
233. Sprayed polyurethane foam - open cell - 4"	261.35 SF		0.00	3.06	11.74	119.96	931.43
234. Mask or cover per square foot	62.50 SF		0.52	0.00	0.48	4.88	37.86
235. 1/2" drywall - hung, taped, floated, ready for paint	613.40 SF		0.00	2.70	31.19	248.42	1,935.79
236. Drywall window return - up to 6"	48.00 LF		0.00	9.58	4.72	68.98	533.54
237. Texture drywall - heavy hand texture	613.40 SF		0.00	1.45	10.40	133.41	1,033.24
238. Seal/prime (1 coat) then paint (2 coats) the walls	613.40 SF		0.00	1.34	16.64	123.30	961.90
MILLWORK:							
239. Window & door foam insulation, 12-23 SF	1.00 EA		0.00	10.35	0.26	1.55	12.16
240. Window & door foam insulation, 3-11 SF	3.00 EA		0.00	6.90	0.52	3.11	24.33
241. Baseboard - 3 1/4"	53.13 LF		0.00	3.99	8.69	31.80	252.48

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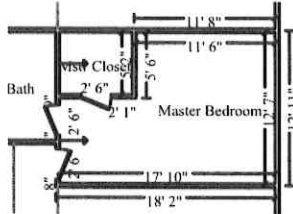
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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
242. Seal (1 coat) & paint (1 coat) baseboard	53.13 LF		0.00	1.52	0.63	12.11	93.50
243. Base shoe	53.13 LF		0.00	1.66	3.33	13.23	104.76
244. Seal & paint base shoe or quarter round	53.13 LF		0.00	0.83	0.59	6.62	51.31
245. Window stool & apron	12.50 LF		0.00	8.64	4.56	16.20	128.76
246. Seal & paint window stool and apron	12.50 LF		0.00	4.05	0.43	7.59	58.65
MEP:							
247. Rewire\wire - avg. residence - boxes & wiring	407.04 SF		0.00	3.41	22.08	208.20	1,618.29
248. Outlet	8.00 EA		0.00	14.14	1.48	16.97	131.57
249. Switch	8.00 EA		0.00	14.81	1.93	17.77	138.18
250. Recessed light fixture	13.00 EA		0.00	113.64	39.13	221.60	1,738.05
251. Ceiling fan & light	1.00 EA		0.00	329.21	12.82	49.38	391.41
FLOOR:							
252. Underlayment - 1/4" lauan/mahogany plywood	407.04 SF		0.00	1.74	26.91	106.24	841.40
253. Floor preparation for resilient flooring	407.04 SF		0.00	0.54	3.45	32.97	256.22
254. Vinyl floor covering (sheet goods)	468.09 SF		0.00	3.54	94.42	248.55	2,000.01
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
255. Final cleaning - construction - Residential	407.04 SF		0.00	0.34	0.00	20.76	159.15
FRAMING:							
256. 2" x 6" x 12' #2 & better Fir / Larch (material only)	1.00 EA		0.00	9.59	0.81	1.44	11.84
257. Material Only Wood stove metal rough in	1.00 EA		0.00	26.58	2.25	3.99	32.82
258. Carpenter - General Framing - per hour	4.00 HR		0.00	75.77	0.00	45.47	348.55
Labor to cut in wood stove rough in.							
Totals: Living Room					554.43	3,035.66	23,827.74

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Master Bedroom

Height: Sloped

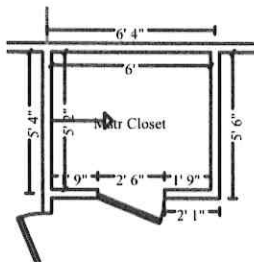
710.51 SF Walls
902.75 SF Walls & Ceiling
21.06 SY Flooring
61.33 LF Ceil. Perimeter

192.23 SF Ceiling
189.57 SF Floor
60.83 LF Floor Perimeter

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
259. Sprayed polyurethane foam - closed cell - 2"	192.23 SF		0.00	4.83	50.67	139.27	1,118.41
260. Sprayed polyurethane foam - open cell - 8"	192.23 SF		0.00	7.12	17.43	205.30	1,591.41
261. 5/8" drywall - hung, taped, floated, ready for paint	192.23 SF	■	0.00	2.80	10.43	80.74	629.41
262. Texture drywall - heavy hand texture	192.23 SF		0.00	1.45	3.26	41.81	323.80
263. Seal/prime (1 coat) then paint (2 coats) the ceiling	192.23 SF		0.00	1.34	5.21	38.64	301.44
WALLS:							
264. Sprayed polyurethane foam - closed cell - 2"	202.38 SF		0.00	4.83	53.34	146.63	1,177.47
265. Sprayed polyurethane foam - open cell - 4"	202.38 SF		0.00	3.06	9.09	92.89	721.26
266. Mask or cover per square foot	52.00 SF		0.52	0.00	0.40	4.05	31.49
267. 1/2" drywall - hung, taped, floated, ready for paint	710.51 SF		0.00	2.70	36.13	287.76	2,242.27
268. Drywall window return - up to 6"	28.00 LF		0.00	9.58	2.75	40.24	311.23
269. Texture drywall - heavy hand texture	710.51 SF		0.00	1.45	12.04	154.54	1,196.82
270. Seal/prime (1 coat) then paint (2 coats) the walls	710.51 SF		0.00	1.34	19.27	142.82	1,114.17
MILLWORK:							
271. Window & door foam insulation, 12-23 SF	1.00 EA		0.00	10.35	0.26	1.55	12.16
272. Window & door foam insulation, 3-11 SF	1.00 EA		0.00	6.90	0.17	1.03	8.10
273. Baseboard - 3 1/4"	60.83 LF		0.00	3.99	9.95	36.41	289.07
274. Seal (1 coat) & paint (1 coat) baseboard	60.83 LF		0.00	1.52	0.72	13.87	107.05
275. Base shoe	60.83 LF		0.00	1.66	3.81	15.15	119.94
276. Seal & paint base shoe or quarter round	60.83 LF		0.00	0.83	0.67	7.57	58.73
277. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75

CONTINUED - Master Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
278. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
279. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
280. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
281. Window stool & apron	6.17 LF		0.00	8.64	2.25	7.99	63.55
282. Seal & paint window stool and apron	6.17 LF		0.00	4.05	0.21	3.75	28.95
MEP:							
283. Rewire\wire - avg. residence - boxes & wiring	189.57 SF		0.00	3.41	10.28	96.96	753.67
284. Outlet	6.00 EA		0.00	14.14	1.11	12.73	98.68
285. Switch	4.00 EA		0.00	14.81	0.97	8.89	69.10
286. Recessed light fixture	8.00 EA		0.00	113.64	24.08	136.37	1,069.57
287. Ceiling fan & light	1.00 EA		0.00	329.21	12.82	49.38	391.41
FLOOR:							
288. Underlayment - 1/4" lauan/mahogany plywood	189.57 SF		0.00	1.74	12.53	49.48	391.86
289. Floor preparation for resilient flooring	189.57 SF		0.00	0.54	1.61	15.36	119.34
290. Vinyl floor covering (sheet goods)	218.00 SF		0.00	3.54	43.97	115.76	931.45
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
291. Final cleaning - construction - Residential	189.57 SF		0.00	0.34	0.00	9.67	74.12
Totals: Master Bedroom					371.80	2,033.39	15,960.91



Mstr Closet

Height: Sloped

236.36 SF Walls	31.43 SF Ceiling
267.79 SF Walls & Ceiling	31.00 SF Floor
3.44 SY Flooring	22.33 LF Floor Perimeter
22.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
292. Sprayed polyurethane foam - closed cell - 2"	31.43 SF		0.00	4.83	8.28	22.77	182.86

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CONTINUED - Mstr Closet

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
293. Sprayed polyurethane foam - open cell - 8"	31.00 SF		0.00	7.12	2.81	33.11	256.64
294. 5/8" drywall - hung, taped, floated, ready for paint	31.43 SF		0.00	2.80	1.71	13.20	102.91
295. Texture drywall - heavy hand texture	31.43 SF		0.00	1.45	0.53	6.84	52.94
296. Seal/prime (1 coat) then paint (2 coats) the ceiling	31.43 SF		0.00	1.34	0.85	6.32	49.29
WALLS:							
297. Sprayed polyurethane foam - closed cell - 2"	1.00 SF		0.00	4.83	0.26	0.73	5.82
298. Sprayed polyurethane foam - open cell - 4"	1.00 SF		0.00	3.06	0.04	0.45	3.55
299. 1/2" drywall - hung, taped, floated, ready for paint	236.36 SF		0.00	2.70	12.02	95.72	745.91
300. Texture drywall - heavy hand texture	236.36 SF		0.00	1.45	4.01	51.41	398.14
301. Seal/prime (1 coat) then paint (2 coats) the walls	236.36 SF		0.00	1.34	6.41	47.51	370.64
MILLWORK:							
302. Baseboard - 3 1/4"	22.33 LF		0.00	3.99	3.65	13.37	106.12
303. Seal (1 coat) & paint (1 coat) baseboard	22.33 LF		0.00	1.52	0.27	5.10	39.31
304. Base shoe	22.33 LF		0.00	1.66	1.40	5.56	44.03
305. Seal & paint base shoe or quarter round	22.33 LF		0.00	0.83	0.25	2.78	21.56
306. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
307. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
308. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
309. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
310. Closet shelf and rod package	14.33 LF		0.00	23.17	7.08	49.80	388.91
311. Seal & paint closet shelving - single shelf	3.00 EA		0.00	52.74	1.25	23.74	183.21
MEP:							
312. Rewire/wire - avg. residence - boxes & wiring	31.00 SF		0.00	3.41	1.68	15.86	123.25
313. Recessed light fixture	2.00 EA		0.00	113.64	6.02	34.09	267.39
FLOOR:							
314. Underlayment - 1/4" lauan/mahogany plywood	31.00 SF		0.00	1.74	2.05	8.10	64.09
315. Floor preparation for resilient flooring	31.00 SF		0.00	0.54	0.26	2.51	19.51

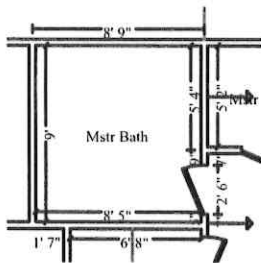
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CONTINUED - Mstr Closet

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
316. Vinyl floor covering (sheet goods)	35.65 SF		0.00	3.54	7.19	18.93	152.32
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
317. Final cleaning - construction - Residential	31.00 SF		0.00	0.34	0.00	1.58	12.12
Totals: Mstr Closet					94.39	536.26	4,205.50



Mstr Bath

Height: 9' 1"

316.40 SF Walls	75.75 SF Ceiling
392.15 SF Walls & Ceiling	75.75 SF Floor
8.42 SY Flooring	34.83 LF Floor Perimeter
34.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
318. Sprayed polyurethane foam - closed cell - 2"	75.75 SF		0.00	4.83	19.97	54.88	440.72
319. Sprayed polyurethane foam - open cell - 8"	75.75 SF		0.00	7.12	6.87	80.90	627.11
320. 5/8" drywall - hung, taped, floated, ready for paint	75.75 SF		0.00	2.80	4.11	31.82	248.03
321. Texture drywall - heavy hand texture	75.75 SF		0.00	1.45	1.28	16.48	127.60
322. Seal/prime (1 coat) then paint (2 coats) the ceiling	75.75 SF		0.00	1.34	2.05	15.23	118.79
WALLS:							
323. Sprayed polyurethane foam - closed cell - 2"	1.00 SF		0.00	4.83	0.26	0.73	5.82
324. Sprayed polyurethane foam - open cell - 4"	1.00 SF		0.00	3.06	0.04	0.45	3.55
325. 1/2" water rock - hung, taped, floated, ready for paint	256.40 SF		0.00	2.81	15.43	108.07	843.98
326. Texture drywall - heavy hand texture	256.40 SF		0.00	1.45	4.35	55.76	431.89
327. Seal/prime (1 coat) then paint (2 coats) part of the walls	256.40 SF		0.00	1.34	6.95	51.54	402.07
MILLWORK:							
328. Baseboard - 3 1/4"	23.00 LF		0.00	3.99	3.76	13.76	109.29
329. Seal (1 coat) & paint (1 coat) baseboard	21.67 LF		0.00	1.52	0.26	4.95	38.15

CONTINUED - Mstr Bath

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
330. Base shoe	34.83 LF		0.00	1.66	2.18	8.68	68.68
331. Seal & paint base shoe or quarter round	34.83 LF		0.00	0.83	0.38	4.33	33.62
332. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
333. Seal & paint door or window opening (per side)	2.00 EA		0.00	32.37	0.94	9.71	75.39
334. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31
335. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
336. Cabinetry - full height unit	0.92 LF		0.00	354.62	23.54	48.94	398.73
337. Vanity	2.83 LF		0.00	237.35	46.95	100.76	819.41
338. Vanity with cultured marble or solid surface top	2.83 LF		0.00	257.54	46.29	109.33	884.46
MEP:							
339. Rewire\wire - avg. residence - boxes & wiring	75.75 SF		0.00	3.41	4.11	38.74	301.16
340. Outlet	1.00 EA		0.00	14.14	0.18	2.12	16.44
341. Ground fault interrupter (GFI) outlet	1.00 EA		0.00	32.29	1.61	4.84	38.74
342. Switch	4.00 EA		0.00	14.81	0.97	8.89	69.10
343. Recessed light fixture	4.00 EA		0.00	113.64	12.04	68.18	534.78
344. Rough-in plumbing - per fixture - w/PEX	3.00 EA		0.00	591.52	28.21	266.18	2,068.95
345. Tub/shower faucet	1.00 EA		0.00	306.23	12.42	45.94	364.59
346. Sink faucet - Bathroom	1.00 EA		0.00	224.31	12.58	33.64	270.53
347. Toilet	1.00 EA		0.00	530.19	27.79	79.53	637.51
348. Toilet seat	1.00 EA		0.00	54.81	2.67	8.22	65.70
FLOOR:							
349. Underlayment - 1/4" lauan/mahogany plywood	75.75 SF		0.00	1.74	5.01	19.77	156.59
350. Floor preparation for resilient flooring	75.75 SF		0.00	0.54	0.64	6.13	47.68
351. Vinyl floor covering (sheet goods)	87.11 SF		0.00	3.54	17.57	46.26	372.20
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
352. Final cleaning - construction - Residential	75.75 SF		0.00	0.34	0.00	3.86	29.62
353. Cabinet knob or pull	9.00 EA		0.00	8.83	2.70	11.92	94.09
Totals: Mstr Bath					339.54	1,427.61	11,284.56

13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213



Laundry Room

Height: 9' 1"

349.71 SF Walls
441.96 SF Walls & Ceiling
10.25 SY Flooring
38.50 LF Ceil. Perimeter

92.25 SF Ceiling
92.25 SF Floor
38.50 LF Floor Perimeter

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
354. Sprayed polyurethane foam - closed cell - 2"	92.25 SF		0.00	4.83	24.31	66.84	536.72
355. Sprayed polyurethane foam - open cell - 8"	92.25 SF		0.00	7.12	8.37	98.53	763.72
356. 5/8" drywall - hung, taped, floated, ready for paint	92.25 SF		0.00	2.80	5.00	38.74	302.04
357. Texture drywall - heavy hand texture	92.25 SF		0.00	1.45	1.56	20.06	155.38
358. Seal/prime (1 coat) then paint (2 coats) the ceiling	92.25 SF		0.00	1.34	2.50	18.54	144.66
WALLS:							
359. Sprayed polyurethane foam - closed cell - 2"	81.75 SF		0.00	4.83	21.55	59.23	475.63
360. Sprayed polyurethane foam - open cell - 4"	81.75 SF		0.00	3.06	3.67	37.52	291.35
361. Mask or cover per square foot	113.25 SF		0.52	0.00	0.86	8.83	68.58
362. 1/2" water rock - hung, taped, floated, ready for paint	349.71 SF		0.00	2.81	21.04	147.41	1,151.14
363. Texture drywall - heavy hand texture	349.71 SF		0.00	1.45	5.93	76.07	589.08
364. Seal/prime (1 coat) then paint (2 coats) the walls	349.71 SF		0.00	1.34	9.48	70.29	548.38
MILLWORK:							
365. Window & door foam insulation, 12-23 SF	1.00 EA		0.00	10.35	0.26	1.55	12.16
366. Baseboard - 3 1/4"	26.67 LF		0.00	3.99	4.36	15.96	126.73
367. Seal (1 coat) & paint (1 coat) baseboard	21.67 LF		0.00	1.52	0.26	4.95	38.15
368. Base shoe	38.50 LF		0.00	1.66	2.41	9.58	75.90
369. Seal & paint base shoe or quarter round	38.50 LF		0.00	0.83	0.42	4.80	37.18
370. Interior door unit	1.00 EA		0.00	321.50	22.02	48.23	391.75
371. Seal & paint door or window opening (per side)	3.00 EA		0.00	32.37	1.41	14.57	113.09
372. Seal & paint door slab only (per side)	2.00 EA		0.00	39.05	1.49	11.72	91.31

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13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213

CONTINUED - Laundry Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
373. Casing - 2 1/4"	17.00 LF		0.00	2.51	2.07	6.40	51.14
374. Door knob - interior	1.00 EA		0.00	47.49	1.92	7.12	56.53
MEP:							
375. Rewire\wire - avg. residence - boxes & wiring	92.25 SF		0.00	3.41	5.00	47.19	366.76
376. Outlet	1.00 EA		0.00	14.14	0.18	2.12	16.44
377. Ground fault interrupter (GFI) outlet	1.00 EA		0.00	32.29	1.61	4.84	38.74
378. Switch	4.00 EA		0.00	14.81	0.97	8.89	69.10
379. Recessed light fixture	4.00 EA		0.00	113.64	12.04	68.18	534.78
380. Laundry tub	1.00 EA		0.00	339.29	10.22	50.89	400.40
381. Sink faucet - Bathroom	1.00 EA		0.00	224.31	12.58	33.64	270.53
382. Washing machine outlet box with valves	1.00 EA		0.00	243.16	3.81	36.47	283.44
383. Rough-in plumbing - per fixture - w/PEX	2.00 EA		0.00	591.52	18.80	177.45	1,379.29
FLOOR:							
384. Underlayment - 1/4" lauan/mahogany plywood	92.25 SF		0.00	1.74	6.10	24.08	190.70
385. Floor preparation for resilient flooring	92.25 SF		0.00	0.54	0.78	7.48	58.08
386. Vinyl floor covering (sheet goods)	106.09 SF		0.00	3.54	21.40	56.33	453.29
15 % waste added for Vinyl floor covering (sheet goods).							
MISC:							
387. Final cleaning - construction - Residential	92.25 SF		0.00	0.34	0.00	4.71	36.08
Totals: Laundry Room					234.38	1,289.21	10,118.25

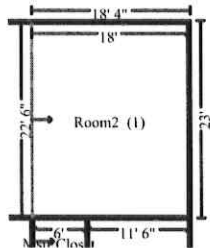


Garage

Height: 8'

486.67 SF Walls	431.25 SF Ceiling
917.92 SF Walls & Ceiling	431.25 SF Floor
47.92 SY Flooring	60.83 LF Floor Perimeter
60.83 LF Ceil. Perimeter	

CONTINUED - Garage



Subroom: Room2 (1)

Height: Sloped

757.11 SF Walls	410.69 SF Ceiling
1,167.81 SF Walls & Ceiling	405.00 SF Floor
45.00 SY Flooring	58.50 LF Floor Perimeter
81.51 LF Ceil. Perimeter	

Missing Wall

22' 6" X 10' 1"

Opens into GARAGE

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
CEILING:							
388. Sprayed polyurethane foam - closed cell - 2"	841.94 SF		0.00	4.83	221.91	609.99	4,898.47
389. Sprayed polyurethane foam - open cell - 8"	841.94 SF		0.00	7.12	76.35	899.19	6,970.15
390. 5/8" drywall - hung & fire taped only	841.94 SF		0.00	2.18	41.39	275.31	2,152.13
WALLS:							
391. Sprayed polyurethane foam - open cell - 4"	465.17 SF		0.00	3.06	20.89	213.51	1,657.82
392. 5/8" drywall - hung & fire taped only	1,243.78 SF		0.00	2.18	61.14	406.72	3,179.30
MEP:							
393. Rewire/wire - avg. residence - boxes & wiring	836.25 SF		0.00	3.41	45.36	427.74	3,324.71
394. Outlet	8.00 EA		0.00	14.14	1.48	16.97	131.57
395. Switch	2.00 EA		0.00	14.81	0.48	4.44	34.54
396. Overhead (garage) door opener	2.00 EA		0.00	425.44	41.19	127.63	1,019.70
397. Overhead door & hardware - 16' x 8'	1.00 EA		0.00	2,133.00	153.65	319.95	2,606.60
398. Overhead door & hardware - 10' x 10'	1.00 EA		0.00	1,976.21	134.52	296.43	2,407.16
Totals: Garage					798.36	3,597.88	28,382.15

13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213



Stairs

Height: 17'

296.32 SF Walls	35.25 SF Ceiling
331.57 SF Walls & Ceiling	64.88 SF Floor
7.21 SY Flooring	28.57 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

Missing Wall

3' X 17'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
FRAMING:							
399. Stairway - stringers, treads & risers (per tread)	14.00 EA		0.00	87.70	33.02	184.17	1,444.99
CEILING:							
400. Sprayed polyurethane foam - closed cell - 2"	35.25 SF		0.00	4.83	9.29	25.54	205.09
401. Sprayed polyurethane foam - open cell - 8"	35.25 SF		0.00	7.12	3.20	37.65	291.83
402. 5/8" drywall - hung, taped, floated, ready for paint	35.25 SF		0.00	2.80	1.91	14.81	115.42
403. Texture drywall - heavy hand texture	35.25 SF		0.00	1.45	0.60	7.67	59.38
404. Seal/prime (1 coat) then paint (2 coats) the ceiling	35.25 SF		0.00	1.34	0.96	7.09	55.29
WALLS:							
405. Mask or cover per square foot	64.88 SF		0.52	0.00	0.49	5.06	39.29
406. 1/2" drywall - hung, taped, floated, ready for paint	296.32 SF		0.00	2.70	15.07	120.00	935.13
407. Texture drywall - heavy hand texture	296.32 SF		0.00	1.45	5.02	64.45	499.13
408. Seal/prime (1 coat) then paint (2 coats) the walls	296.32 SF		0.00	1.34	8.04	59.56	464.67
MILLWORK:							
409. Balustrade	7.75 LF		0.00	128.74	45.15	149.66	1,192.55
410. Seal (1 coat) & paint (2 coats) balustrade	7.75 LF		0.00	40.25	5.92	46.80	364.66
411. Handrail - round / oval - softwood - wall mounted	14.00 LF		0.00	11.94	4.91	25.07	197.14
Totals: Stairs					133.58	747.53	5,864.57

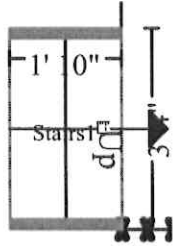


Deck1

Height: 3'

106.00 LF Floor Perimeter

Missing Wall		3' 4" X 3'		Opens into STAIRS1			
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
412. 2" x 10" x 8' #2 treated pine (material only)	33.00 EA		0.00	15.08	42.17	74.64	614.45
413. 2" x 10" x 16' #2 treated pine (material only)	4.00 EA		0.00	30.40	10.31	18.24	150.15
414. Labor to install joist - floor or ceiling - 2x10	250.00 LF		0.00	2.32	0.21	87.00	667.21
415. 2" x 6" x 8' #2 treated pine (material only)	103.00 EA		0.00	8.38	73.15	129.47	1,065.76
416. 6" softwood deck planking - Labor only (per SF)	240.00 SF		0.00	4.48	3.86	161.28	1,240.34
417. 2" x 10" x 20' #2 treated pine (material only)	4.00 EA		0.00	37.70	12.78	22.62	186.20
418. Deck pier or footing	0.50 CY		0.00	191.03	7.14	14.33	116.99
419. 2" x 2" x 8' #2 treated pine (material only)	68.00 EA		0.00	4.92	28.35	50.18	413.09
420. 2" x 6" x 20' #2 treated pine (material only)	4.00 EA		0.00	20.94	7.10	12.56	103.42
421. 2" x 6" x 10' #2 treated pine (material only)	1.00 EA		0.00	10.47	0.89	1.57	12.93
422. 2" x 6" x 8' #2 treated pine (material only)	5.00 EA		0.00	8.38	3.55	6.28	51.73
423. 4" x 4" x 8' - treated lumber post - material only	2.00 EA		0.00	13.81	2.34	4.14	34.10
424. Deck hand rail/guard rail - Labor only	58.00 LF		0.00	23.02	1.57	200.27	1,537.00
425. Post anchor - 6"	5.00 EA		0.00	39.04	10.80	29.28	235.28
426. 6" x 6" x 10' - treated lumber post - material only	10.00 EA		0.00	44.59	37.79	66.88	550.57
427. 2" x 10" x 14' #2 treated pine (material only)	1.00 EA		0.00	26.55	2.25	3.98	32.78
Totals: Deck1					244.26	882.72	7,012.00



Stairs1

Height: Non-Standard

Missing Wall	3' 4" X 17'	Opens into Exterior
Missing Wall	1' 10" X 17'	Opens into Exterior
Missing Wall	3' 4" X 17'	Opens into DECK2
Missing Wall	1' 10" X 17'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
428. Stair tread - treated softwood - up to 4'	2.00 EA		0.00	56.68	4.10	17.01	134.47
429. Stair stringer - treated softwood	7.00 LF		0.00	7.41	1.73	7.78	61.38
430. 2" x 6" x 8' #2 & better Fir / Larch (material only)	3.00 EA		0.00	6.37	1.62	2.87	23.60
431. Carpenter - General Framer - per hour	3.00 HR		0.00	75.77	0.00	34.09	261.40
432. Deck hand rail/guard rail - Labor only	3.00 LF		0.00	23.02	0.08	10.35	79.49
433. 2" x 2" x 8' #2 treated pine (material only)	5.00 EA		0.00	4.92	2.08	3.69	30.37
434. 6" x 6" x 8' - treated lumber post - material only	1.00 EA		0.00	35.67	3.02	5.35	44.04
435. 2" x 4" x 8' #2 treated pine (material only)	1.00 EA		0.00	5.65	0.48	0.85	6.98
Totals: Stairs1					13.11	81.99	641.73
Total: Phase Two					6,124.45	25,807.20	203,979.74

Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
MEP:							
436. Ductwork system - hot or cold air - 3000 to 3300 SF home	1.00 EA		0.00	8,445.52	360.27	1,266.83	10,072.62
437. Furnace - forced air - high efficiency - 135,000 BTU	1.00 EA		0.00	3,537.12	225.27	530.57	4,292.96

CONTINUED - Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
438. Central air conditioning system - 4 ton - 16-21 SEER	1.00 EA		0.00	4,982.38	310.17	747.36	6,039.91
439. Condenser pad - 36" x 36"	1.00 EA		0.00	73.32	4.66	11.00	88.98
440. Refrigerant lineset - 3/8" x 3/4" tubing - 31' to 50'	1.00 EA		0.00	462.65	20.53	69.40	552.58
441. Radiant floor heating system	792.00 SF		0.00	13.51	249.69	1,604.98	12,554.59
Includes boiler and manifold.							
442. Outlet	2.00 EA		0.00	14.14	0.37	4.24	32.89
443. Switch	2.00 EA		0.00	14.81	0.48	4.44	34.54
444. Rough-in plumbing - per fixture - w/PEX	4.00 EA		0.00	591.52	37.61	354.92	2,758.61
445. Water filtration system	1.00 EA		0.00	5,115.74	305.00	767.36	6,188.10
FRAMING:							
446. R&R Round post - w/base - 5" x 5" x .258 wall thickness	26.25 LF		5.03	22.39	37.78	107.96	865.52
447. 2" x 12" x 14' #2 & better Fir / Larch (material only)	1.00 EA		0.00	28.20	2.39	4.23	34.82
Blocking at rim.							
448. Carpenter - General Frammer - per hour	3.00 HR		0.00	75.77	0.00	34.09	261.40
449. Temporary shoring post - Screw jack (per day)	18.00 DA		0.00	45.43	0.00	122.66	940.40
450. Material Only 6" x 6" x 16' - fir/larch post - material only	3.00 EA		0.00	65.37	16.62	29.42	242.15
451. Material Only Header - double 2" x 10"	20.00 LF		0.00	3.60	6.10	10.80	88.90
452. Carpenter - General Frammer - per hour	32.00 HR		0.00	75.77	0.00	363.69	2,788.33
Labor to cut in headers above windows and door.							
453. Electrical feeder service	1.00 EA		0.00	22,967.66	826.31	3,445.15	27,239.12
454. Concrete cutting - basement egress window	1.00 EA		0.00	2,897.31	2.16	434.59	3,334.06
455. Window well - Metal - up to 36" wide	1.00 EA		0.00	154.67	6.44	23.20	184.31
456. Vinyl window - casement, 9-13 sf	1.00 EA		0.00	484.83	34.04	72.73	591.60
457. 2" x 8" x 10' #2 & better Fir / Larch (material only)	1.00 EA		0.00	10.01	0.85	1.50	12.36
458. Carpenter - General Frammer - per hour	1.50 HR		0.00	75.77	0.00	17.05	130.71
Labor for framing in window opening.							
Totals: Basement					2,446.74	10,028.17	79,329.46

FRANCIS

11/11/2024

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13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213

General Conditions

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
459. Residential Supervision / Project Management - per hour	350.00 HR		0.00	72.70	0.00	3,816.75	29,261.75
460. Temporary toilet (per month)	3.00 MO		0.00	160.00	0.00	72.00	552.00
461. Temporary hand washing station (per month)	4.00 MO		0.00	225.00	0.00	135.00	1,035.00
462. Gravel (per CY)	52.00 CY		0.00	40.55	178.70	316.29	2,603.59
Driveway and parking							
463. Skid steer loader and operator	16.00 HR		0.00	122.50	0.00	294.00	2,254.00
Site grading							
464. Leaching field	1.00 EA		0.00	4,556.32	196.11	683.45	5,435.88
465. Lawn - hand seeding	9,360.00 SF		0.00	0.08	31.73	112.32	892.85
466. R&R Gutter / downspout - aluminum - 6"	68.75 LF		0.63	12.60	48.94	136.43	1,094.93
467. Dumpster load - Approx. 40 yards, 7-8 tons of debris	4.00 EA		651.00	0.00	0.00	390.60	2,994.60
Totals: General Conditions					455.48	5,956.84	46,124.60
Line Item Totals: FRANCIS					11,164.62	75,782.54	592,164.40

Grand Total Areas:

6,247.05 SF Walls	2,384.36 SF Ceiling	8,631.41 SF Walls and Ceiling
2,404.65 SF Floor	267.18 SY Flooring	724.29 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	653.65 LF Ceil. Perimeter
2,404.65 Floor Area	2,519.61 Total Area	5,950.73 Interior Wall Area
2,522.59 Exterior Wall Area	229.41 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Description	Item Total
Repairs (Phase One)	262,891.48
Completion (Phase Two)	329,272.92
Total	592,164.40

Summary for Repairs (Phase One)

Line Item Total	226,737.30
Overhead	15,871.61
Profit	18,138.96
Material Sales Tax	2,143.61
	<hr/>
Replacement Cost Value	\$262,891.48
Net Claim	\$262,891.48
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Jeremy Allison 

13200 Metcalf Avenue, Suite 265
Overland Park, KS 66213

Summary for Completion (Phase Two)

Line Item Total	278,479.94
Overhead	19,493.57
Profit	22,278.40
Material Sales Tax	9,021.01
Replacement Cost Value	\$329,272.92
Net Claim	\$329,272.92

Jeremy Allison 

